

TOWNSHIP OF INDIANA

August 8, 2017

A Regular Meeting of the Board of Supervisors of the Township of Indiana was called to order at 7:05 P.M. by Mayor Darrin Krally with the Pledge of Allegiance. The meeting was held at Indiana Township Town Hall, and recorded on audio cassette.

Supervisors in attendance were Paul Jorgensen, Albert Kaan, Darrin Krally, Michael Schurko, and Daniel L. Taylor. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Engineer Daniel B. Slagle, Manager Daniel L. Anderson, Solicitor Irving Firman, and Recording Secretary Carolyn Kustra.

It was noted an executive session was held prior to the meeting at 6:45 p.m. to discuss personnel matters.

APPROVAL OF MINUTES

JULY 11, 2017, REGULAR MEETING

Mr. Jorgensen made a motion, seconded by Mr. Schurko, to approve the July 11, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

CITIZENS' FORUM

DIANE BRIARS-CONCERNS REGARDING PROPOSED FOX CHAPEL ESTATES

Diane Briars of Fox Chapel Borough, aired her concerns regarding the proposed Fox Chapel Estates development, and its impact on the community. She questioned the Zoning that allows multi-family housing, as well as the impact the development will have on the community. She said the number of children to be enrolled in school, as well as increased traffic, will have quite an impact. She said the Township had not notified the School District of the proposal. She said she hoped an environmental study would have been done; none was. She said there will be a substantial loss of trees as well as displaced wildlife, and asked Board Members to consider more than just the "minimum" requirements be met by the Developer.

Dawn Wang of 4040 Park Place, said there is nothing preventing the proposed units from becoming rental units, adding this concerns her. She said if storm water or sewer line problems arise as a result of the development, she is concerned the neighboring residents could be liable for assessments put in place to fund corrective actions. She said there could be numerous "unintended" issues resulting from this.

Emily Gowens of 54 Ridgeland Drive, said she is concerned and disappointed in the lack of studies performed. She said the loss of trees and added traffic are considerable, and doesn't feel a one-day traffic study is adequate. She said there should be a "higher bar" placed on this type of development, and asked if this is in the best interest of the community. Ms. Gowens said there are other developments being proposed within the community as well, and wondered what the total impact of multiple developments will be, adding she does not want to see this become another Cranberry Township.

Linda Massarelli of Pine Creek Drive, said the Township needs to look at the “big picture”, and should consider how it can limit development to make sure the right decisions are made for everyone.

Mr. Firman said since litigation is pending regarding this issue, Board Members cannot comment. It was noted however, that the Township is not in control of School District issues. Mr. Anderson noted that Mr. Curti had made the School District Superintendent’s office aware of this quite some time ago.

Joe Bursick of 1955 Fox Chapel Road wondered if the Township’s Zoning was outdated and need to be re-evaluated. Mr. Curti said Zoning Districts were totally updated in 2007.

DEVELOPMENT PROPOSALS

THE CROSSINGS-SUBDIVISION

Troy DeHaven of Real Estate Developer Smith-Packet, presented Board Members with a request for preliminary and final approval of a subdivision of land located northwest of the intersection of Harts Run Road and Saxonburg Boulevard. It consists of a 10.287 acre lot being consolidated with Parcel 524-A-304 (0.425 acres) and Parcel 524-A-301 (0.355 acres). The property is zoned O/C (Office Flex Commercial). The Developer will then create two new lots; Lot 1 (1.385 acres) and Lot 2 (10.287 acres). The Owner would like to construct a Personal Care Home with units designed for Independent Living, Assisted Living, and Memory Care patients on Lot 2. A Service Station will be constructed on Lot 1.

THE CROSSINGS-ASSISTED LIVING/PERSONAL CARE HOME-SITE PLAN

Mr. DeHaven displayed illustration boards showing the proposed personal care facility to be constructed at the intersection of Saxonburg Boulevard and Harts Run Road. He said this three-story facility is a \$30 million project that will create between 75 and 80 jobs. The facility will be fully sprinklered, and will be completely accessible by emergency vehicles around the perimeter. When Fireman John Rex questioned the construction materials, he was told it will be a “frame” structure. It was noted that the Developer is required to meet with the Fire Department for review and discussion, and provide a letter from them stating that fire safety issues are adequately addressed. Mr. DeHaven said the proposed exterior lighting is very subtle. Jill Hardie of Bigler Drive asked how close the facility will be to Bigler Drive. Mr. Slagle said approximately ½ mile. Mr. DeHaven said the anticipated traffic flow should be minimal.

Dawn Wang of 4040 Park Place, said she is concerned about the use of oxygen in the facility presenting a fire safety issue. Mr. DeHaven said this is not a nursing home, and that residents will be transported outside of the facility for medical care.

Andy Hardie of Bigler Drive, said the Township needs to look at what potential this will have on the flooding of the low-lying area.

Mr. Slagle noted numerous outstanding items noted in his letter of recommendation dated August 4, 2017, remain unresolved.

HARTS RUN SERVICE-SITE PLAN

Board Members were presented with a site plan to re-locate Harts Run Service to Lot 1, and add a new parking area and driveway access west of Harts Run Road approximately 0.1 mile north of Saxonburg Boulevard in an "O/C" Office Flex Commercial Zoning District. Mr. Slagle said outstanding items noted in his letter dated August 4, 2017, remain unresolved.

ACCOUNTS PAYABLE-AUGUST, 2017

Mr. Jorgensen made a motion, seconded by Mr. Kaan, to approve payment of the August, 2017, expenditures as presented. Motion carried unanimously.

Payments were to be made from the following funds:

GENERAL:	\$ 73,477.73	CAPITAL IMPROVEMENT	\$ 7,489.00
K-9:	\$ 0.00	DEVELOPERS REC.	0.00
DARE:	\$ 0.00	STATE:	\$5,442.08
ROSEDALE RD:	\$ 0.00	<u>PAYROLL:</u>	
OTTAWA HILLS:	\$5,440.48	PAYROLL ENDING 07/23/17	\$104,500.19
MIDDLE RD NO.1	\$12,961.95	PAYROLL ENDING 08/06/17	<u>\$ 79,013.49</u>
MIDDLE RD NO.2	\$ 7,697.82		
FAIRVIEW:	\$ 4,689.56	TOTAL:	\$300,712.30

FINANCIAL REPORTS-JULY, 2017

Each Board Member had previously received a copy of the "Expenditures and Revenues as Compared to Budget" and "Balance Sheets" for July, 2017.

ACCOUNTS RECEIVABLE-JULY, 2017

Each Board Member had previously received a copy of the "Accounts Receivable Statement" for July, 2017; copies were placed on file.

OLD BUSINESS

No old business was discussed.

REPORTS

VOLUNTEER FIRE COMPANIES

Ed Banks noted the upcoming Volunteer Firefighters' Association meeting is scheduled for September 6, 2017, at 7:30 p.m.

John Rex of Middle Road Volunteer Fire Department said the proposal for the Volunteer Fire Departments to purchase their own insurance independently from the Township will be ready for review prior to the next public meeting. Mr. Anderson said he expects if the Fire Departments wish to carry their own insurance, that they will purchase all necessary insurances, and not expect the Township to carry any portion of it. He said if they want the Township to carry any portion of their insurance (other than workers'

compensation), they must understand that expense would be paid for from the Fire Tax revenues. He also asked that the Township be listed as a "named insured" on the Fire Department's policy.

CHIEF OF POLICE

Each Board Member was previously presented with copies of the Police Department's written report for July, 2017. A copy was placed on file.

Chief Wilson said candidates for the position of Part-Time Police Officer have been interviewed. He recommended a conditional offer of employment be offered to James Peterson at a rate of \$13.85 per hour, effective August 8, 2017.

Mr. Jorgensen made a motion, seconded by Mr. Taylor, authorizing a conditional offer of employment to James Peterson as a probationary part-time officer, at a rate of \$13.85 per hour, effective August 8, 2017, conditioned upon him passing a physical, drug screening, and completing all certification requirements. Motion carried unanimously.

CODE ENFORCEMENT OFFICER

Each Board Member was previously presented with copies of the Code Enforcement Officer's Monthly Report for July, 2017. A copy was placed on file.

Mr. Curti reported that he recently posted numerous properties to provide public notice that the property owners requested inclusion in the Agricultural Security Area (ASA).

PUBLIC WORKS SUPERINTENDENT

Each Board Member had previously received a copy of the Public Works Department written report for July, 2017. A copy was placed on file.

It was noted that a portion of Rich Hill Road has been prepared for paving by the Public Works Department, and is expected to be completed in a few days with assistance from Ohio Township. Mr. Anderson commended Superintendent Smith for his commitment to the in-house project that will result in notable road improvement, as well as substantial savings to the Township.

ENGINEER

Each Board Member was presented with a copy of the Engineer's written report. A copy was placed on file. Mr. Slagle reviewed his report for the Board.

Mr. Slagle noted he and the Manager have been involved in discussions with the Allegheny Valley Joint Sewer Authority (AVJSA), regarding the mandated Act 537 Plan update. It was determined that the major problem with the AVJSA's collection system is excessive daily, as well as peak, flow levels discharging to the Authority's Sewage Treatment Plant (STP). As a result of emergency overflows discharging during storm events creating extreme peak flows, the Authority's Engineer had developed a theoretical design to treat the peak flows, which some feel is grossly over designed. One proposed alternative is to construct surge tanks at the pump station sites to intercept the peak flows. The estimated project costs is \$62,434,072.00 which will

result in substantial increased costs to Township residents. The Manager and Engineer plan to continue to monitor this situation and remain involved in discussions to ensure that potential costs to residents are kept as low as possible.

SOLICITOR

Mr. Firman had nothing to report.

MANAGER

Each Board Member had previously received a copy of the Manager's written report detailing a proposed Ordinance and Resolution authorizing earned income tax credits of up to \$300 for volunteers at Fire Companies and EMS providers. Criteria agreed upon by the North Hills COG Fire Chiefs' Association for a volunteer to be eligible was included in his report. Board Members were asked to review this information for possible action at a later date.

PARK & RECREATION BOARD

No report submitted.

HISTORICAL COMMISSION

No report submitted.

SUPERVISORS

MR. JORGENSEN

Mr. Jorgensen said he is having ongoing discussions with residents regarding the Duquesne Light transmission tower issue.

MR. KAAAN

Mr. Kaan had nothing to report.

MR. TAYLOR

Mr. Taylor had nothing to report.

MR. SCHURKO

Mr. Schurko had nothing to report.

MR. KRALLY

Mr. Krally had nothing to report.

Mr. Taylor made a motion, seconded by Mr. Kaan, to accept the foregoing reports as presented. Motion carried unanimously.

CORRESPONDENCE

None submitted for consideration.

NEW BUSINESS

POSSIBLE APPROVAL OF X-MARK MOWER SALE

Mr. Jorgensen made a motion, seconded by Mr. Taylor, authorizing the sale of the Township's 2003 XMark Mower to Municibid "high-bidder" James Baker of West Mifflin, PA, for an amount of \$1,625.00 Motion carried unanimously.

HEALTH SOUTH HARMARVILLE-3RD ANNUAL 5K DETERMINATION DASH

Chief Wilson and Board Members were made aware of the upcoming 3rd Annual 5K Determination Dash to be held September 17, 2017, from 9:30 a.m. to 12:00 p.m. Proceeds will benefit the HOPE Network. The event will follow the same route as previous years, utilizing a one-lane closure along Guys Run Road. No one objected.

The meeting was adjourned at 8:21 p.m.

Daniel L. Anderson
Manager